



THE

# St. Saviour's

COLLECTION

BARTLETT CLOSE, LONDON E14

[STSAVIOURSCOLLECTION.CO.UK](http://STSAVIOURSCOLLECTION.CO.UK)



# THE ST. SAVIOUR'S COLLECTION



# E14'S NEW LUXURY RESIDENCE



19 APARTMENTS & DUPLEXES WITHIN A CONVERTED CHURCH

8 BEAUTIFUL NEW BUILD HOMES OVERLOOKING THE CHURCH

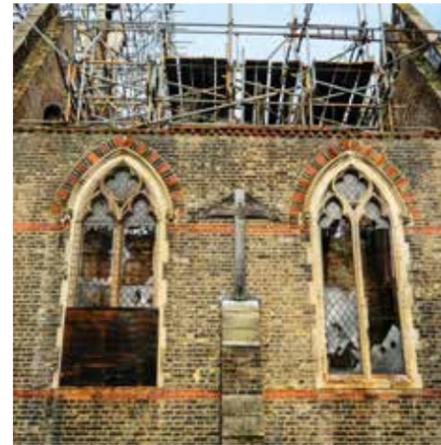
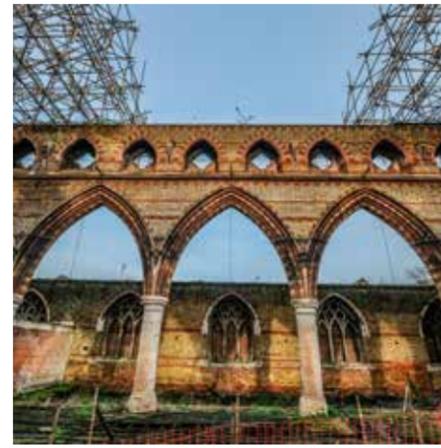
ST. SAVIOUR'S  
CHURCH APARTMENTS



VICARAGE  
HOUSE

14 →

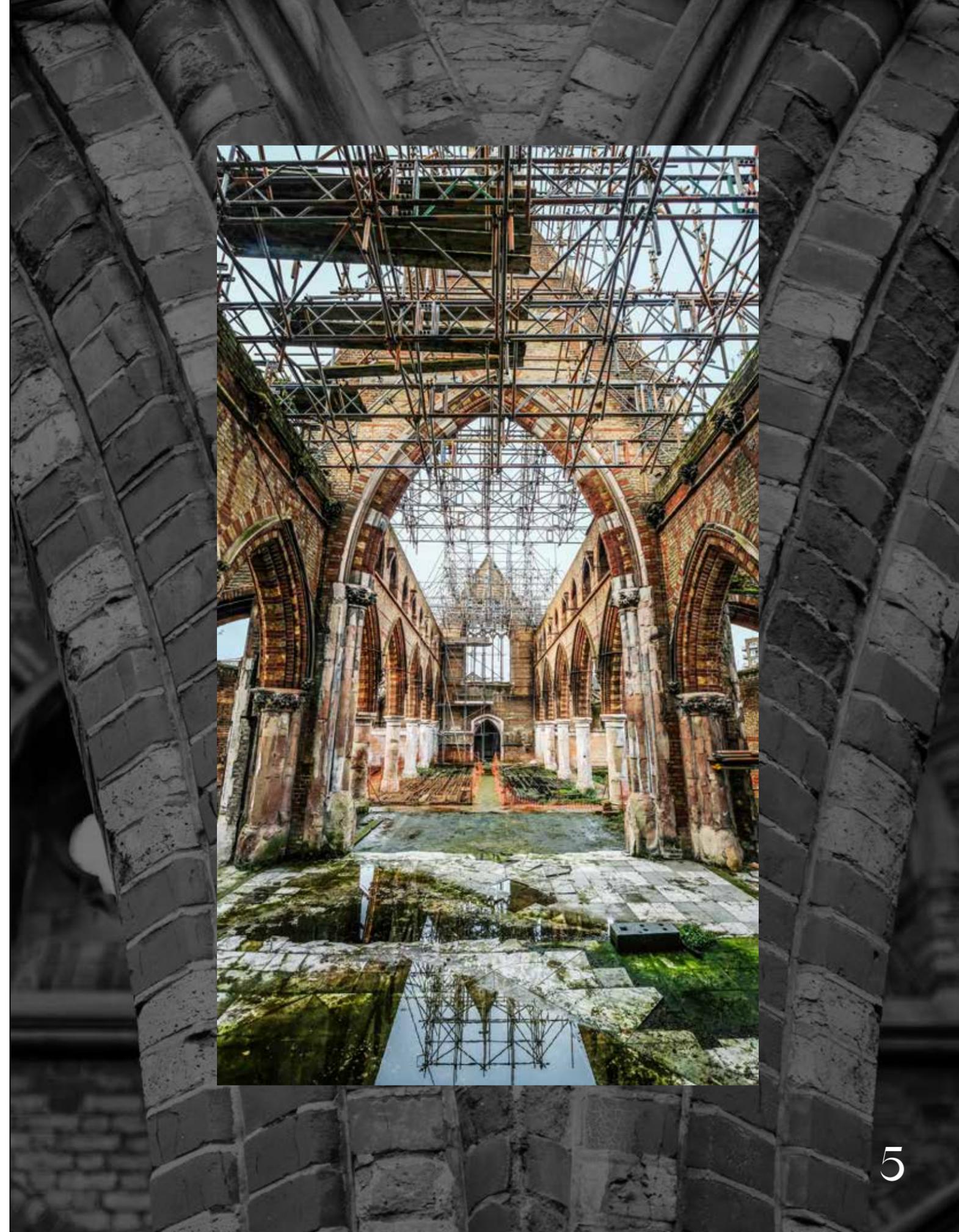
42 →



## AN HISTORIC PART OF EAST LONDON

The St Saviour's Collection is a set of exclusive apartments, set both within and on the grounds of a Grade II listed former church. This glorious Victorian building, that had been derelict for some time, has now been brought back to life and carefully converted into new bespoke homes.

# THE HISTORY





# LONDON — E14 —

## **A VIBRANT LONDON COMMUNITY & THE BASE FOR YOUR NEXT ADVENTURE**

Situated in London E14, one of London's fastest growing areas, The St Saviour's Collection is just moments away from the best of East London's attractions.

Next to the green spaces of Bartlett Park, close to the Limehouse Cut waterway, with the business hub of Canary Wharf and London City Airport to the East, the Thames riverside to the South and the City and Central London to the West, the St Saviours Collection is perfectly situated to access the best the capital has to offer.

From The St Saviour's Collection, head out in any direction and you will find a wealth of restaurants, bars, pubs and clubs.

Whether it's a morning coffee, a celebratory meal, a night out with friends, a sophisticated cocktail or a cloudy real ale, you can find the perfect food and drink for any occasion within walking or cycling distance.

**BARS**

- E5 Roasthouse
- The Sipping Room
- Rum & Sugar
- The Craft Beer Co
- 5b Urban Bar
- The Wentworth Arms
- The Grapes



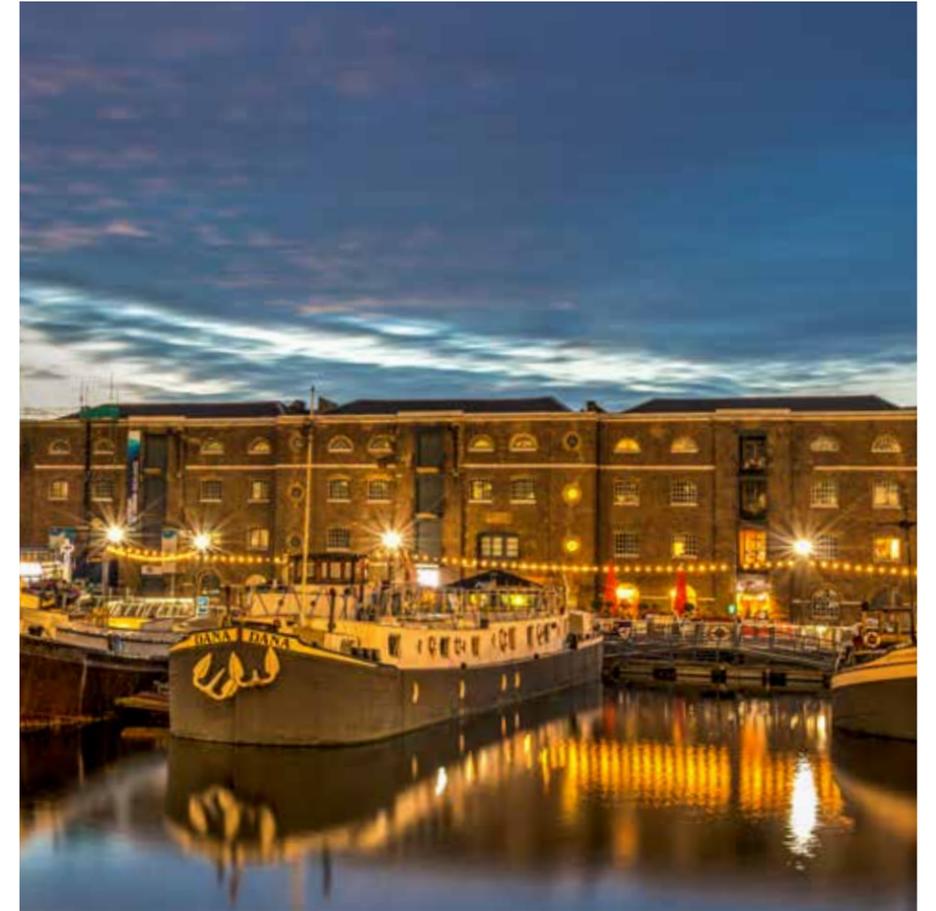
**VICTORIA PARK FARMERS MARKET**

Sunday food market with vendors selling produce, meats & coffee, plus unique, ready-made grub.



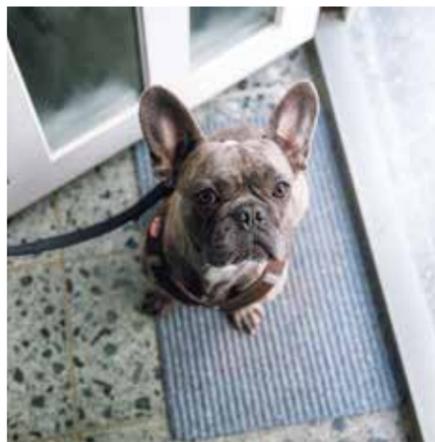
**CAFES & RESTAURANTS**

- Area 51 Limehouse
- Browns West India Quay
- Boisdales
- Vesuvio Cafe
- Shukran Gourmet
- Noodle Street
- Salento Restaurant
- The Narrow
- Roka
- Kirvem Restaurant & Bar
- The Ledger Building



**WEST INDIA QUAY**

This historic warehouse in the London Docklands was once used to store imported goods from the West Indies and is now a Grade 1 listed building. The area features a cinema, hotel and several restaurants facing the water for al fresco dining.

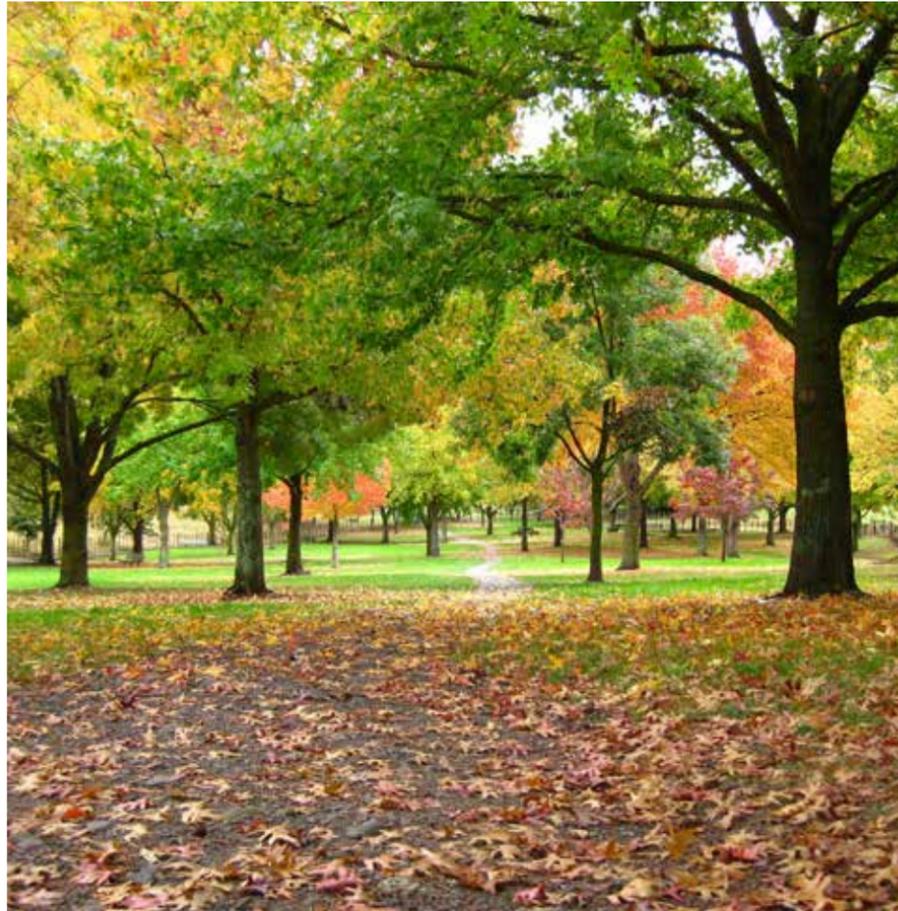


**SHOPPING & SUPERMARKETS**

- Canary Wharf Centre
- Co-op
- Medina Bazar
- Tesco Express
- Iceland
- LiDL
- Waitrose
- Asda

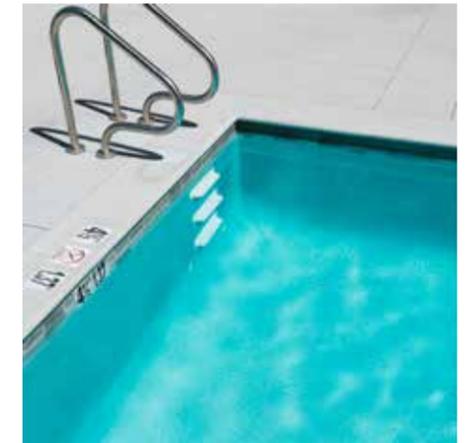
**GREEN SPACES**

- Bartlett Park
- Mile End Park
- Tower Hamlet Cemetery Park
- Crossrail Place Roof Garden
- Queen Elizabeth Olympic Park
- Victoria Park



**FITNESS & RECREATION**

- Poplar Baths & Leisure Centre
- Pure Gym
- Mile End Park Leisure Centre
- East London Yoga Collective
- Revolution Karting



**POPLAR BATHS**

Poplar Baths on the East India Dock Road in Poplar, London is a public bath house and Grade II listed building that was constructed in 1933.

**MUSEUMS & GALLERIES**

- Museum of London Docklands
- Trinity Gallery
- Chisenhale Gallery
- Whitechapel Gallery
- Brunel Museum
- Tower of London
- Bow Arts Trust
- Three Mills Studios



# FROM A

Located in the heart of East London, St. Saviour's provides quick and easy access east to Canary Wharf and London City Airport or west to the City or Central London via the Central line at Mile End tube or Jubilee line at Canary Wharf. The nearest DLR is only 7 mins walk and there are frequent bus services in the local area. For routes out of London by car, the A11, A13 and south through the Blackwall Tunnel are all within easy reach.

## WALKING

- Bartlett Park**  
1 minute
- COOP**  
7 minutes
- Langdon DLR Station**  
7 minutes
- Bromley-By-Bow Station**  
*District, Hammersmith & City*  
21 minutes
- Mile End Station**  
*Central*  
22 minutes

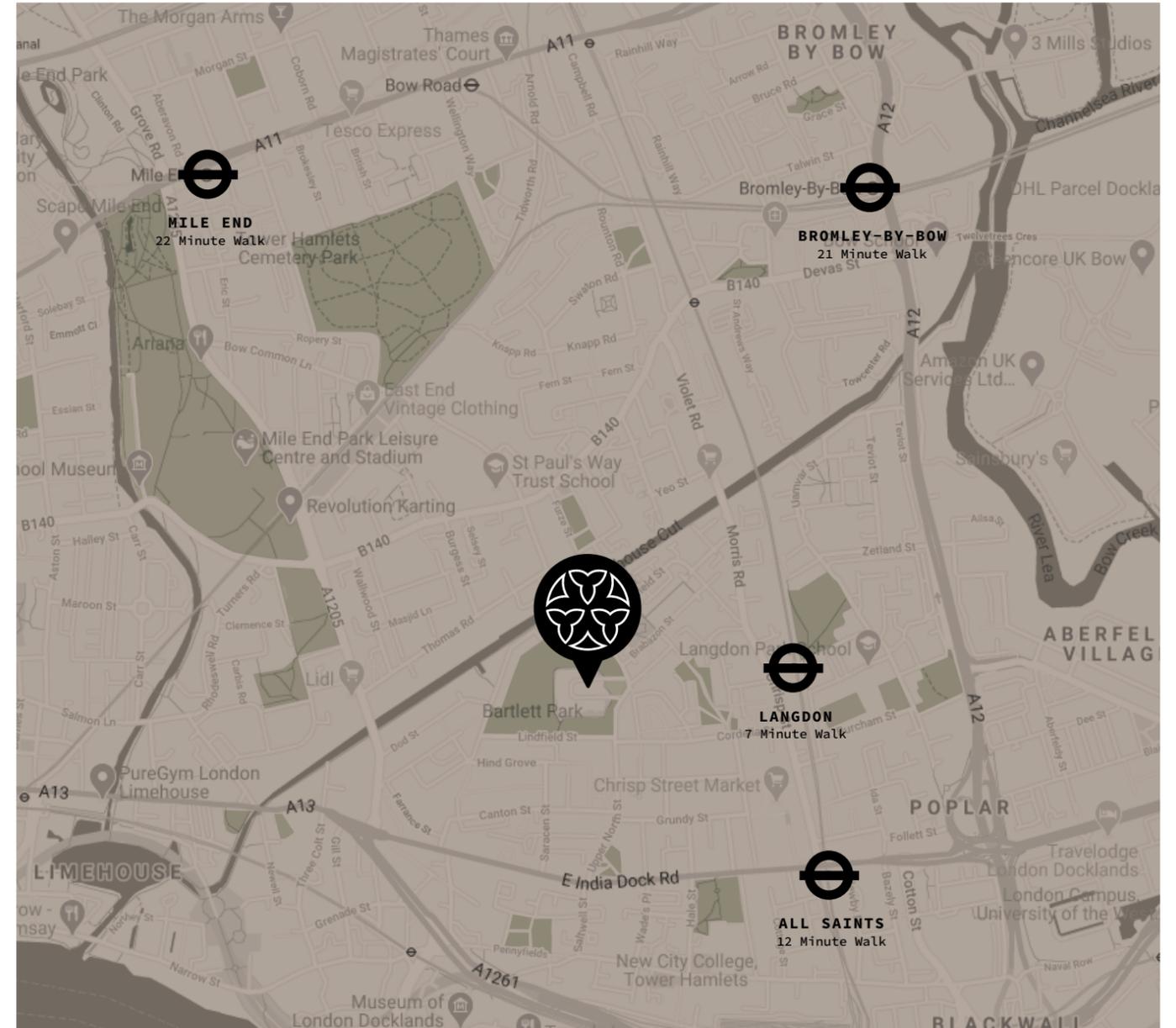
## BIKE

- Pure Gym**  
5 Minutes
- Tesco Superstore**  
8 Minutes
- Crossrail Place Roof Garden**  
11 minutes
- Victoria Park**  
15 minutes
- Queen Elizabeth Olympic Park**  
16 minutes
- City of London**  
24 minutes

## TUBE

- Canary Wharf**  
11 Minutes
- London City Airport**  
24 Minutes
- Bank Station**  
25 Minutes
- Liverpool Street Station**  
29 Minutes
- Oxford Street**  
35 Minutes
- Kings Cross St. Pancras**  
38 Minutes

# TO B





# ST. SAVIOUR'S CHURCH APARTMENTS

## OUR ONE-OF-A-KIND HISTORIC CHURCH CONVERSION

Set within the newly converted St. Saviour's church, our new collection of 19 luxury one and two bedroom apartments offer ultra contemporary homes with timeless style.

Each apartment offers quality design, high specification interiors, bespoke kitchens and light filled spaces. Every home benefits from charming architectural features, such as ornate beams and arches, throughout.



High ceilings on selected units.



High ceilings on selected units.





**CAREFULLY SOURCED**

From specialist suppliers across Europe, our materials have been carefully sourced and selected to carry a sense of luxury right through from the overall design to the choice of colours and fittings.

**METICULOUS DESIGN**

An obsession with quality can be seen and felt in every last detail of the collection.



# THE ST. SAVIOUR'S CHURCH SPECIFICATION

## COMMUNAL AREAS

- Grey floor tiles on the ground floor
- Carpet from first floor upwards
- Movement sensor ceiling lights

## KITCHENS

- Dark matt handleless kitchen units
- LED lighting underneath wall units
- White herringbone tiled splashback
- Integrated Bosch appliances
- Washer/dryer within storage cupboards
- Stainless steel basin
- Chrome pull out tap

## BATHROOMS

- Fired Earth patterned floor tiles
- Fired Earth matt white wall tiles
- Recessed mirrored cabinet
- Ceramic basin on wall hung shelf
- Chrome brassware
- Traditional bath on metal legs with glazed bath screen
- Chrome heated towel rail

## SHOWER ROOMS & CLOAKROOMS

- Fired Earth patterned floor tiles
- Fired Earth dark matt grey wall tiles
- Wall hung mirror
- Ceramic basin on wall hung shelf
- Chrome brassware
- Shower tray with shower door
- Chrome heated towel rail

## FLOOR FINISHES

- Oak finish engineered herringbone floor

## PAINT FINISHES

- Walls and ceilings in white dulux matt emulsion
- Skirting and architraves in white eggshell emulsion

## INTERNAL DOORS

- Polished chrome ironmongery

## GENERAL

- Stainless steel sockets and switches
- Underfloor heating throughout
- LED downlighting in living/kitchen, bedrooms, bathrooms and hallways
- Pendant light outlet in living area and master bedroom
- Individual boilers for each unit
- Video door entry system
- Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms
- Black spindle balustrades with natural wood handle

## BUILDING STANDARD & WARRANTY

- 10 year warranty with Check Mate

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.





APARTMENT

1

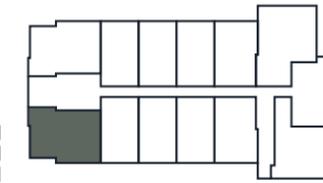
CHURCH APARTMENTS  
GROUND & FIRST FLOOR

75.2 SQM

2 BEDROOMS

2 BATHROOMS

SITE PLAN

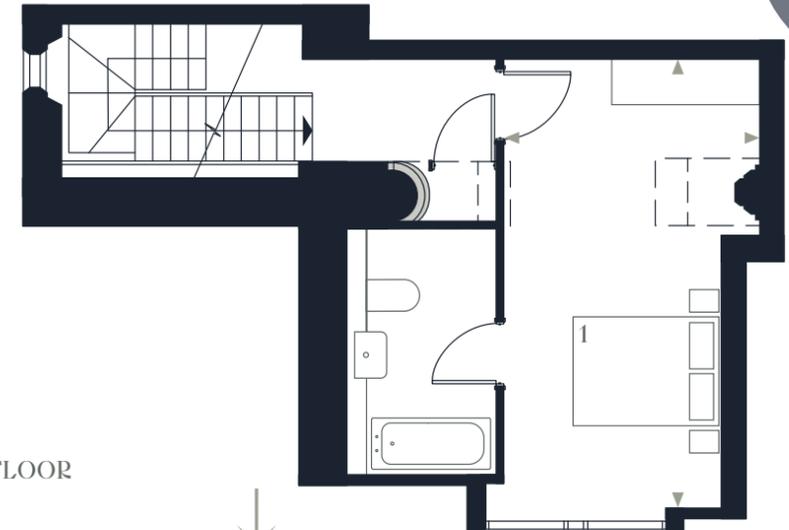


|                |             |
|----------------|-------------|
| Living/Kitchen | 5.1 x 4.0 m |
| Master Bedroom | 5.6 x 3.2 m |
| Bedroom 2      | 2.4 x 3.9 m |
| <hr/>          |             |
| Total          | 75.2 sqm    |
|                | 809 sqft    |

UNRELEASED

# FLOOR PLANS ST. SAVIOUR'S CHURCH APARTMENTS

FIRST FLOOR



GROUND FLOOR



THE  
 **St Saviour's**  
COLLECTION

All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.



APARTMENT

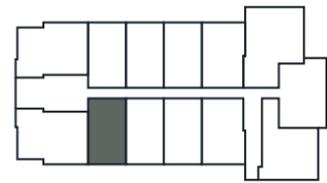
# 2

## CHURCH APARTMENTS GROUND & FIRST FLOOR

69.4 SQM

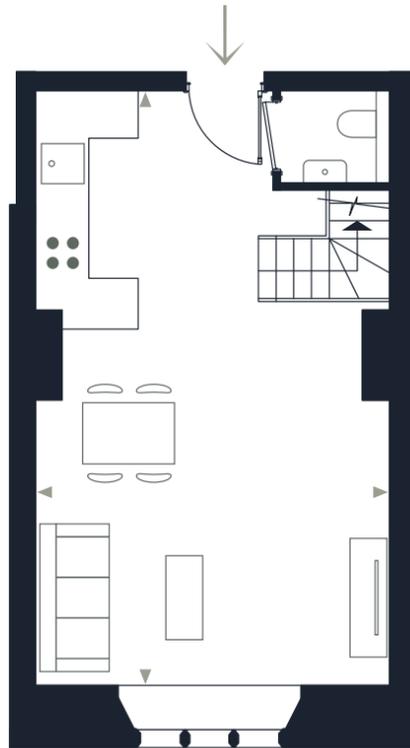
- 2 BEDROOMS
- 1 BATHROOM
- 1 CLOAKROOM

SITE PLAN

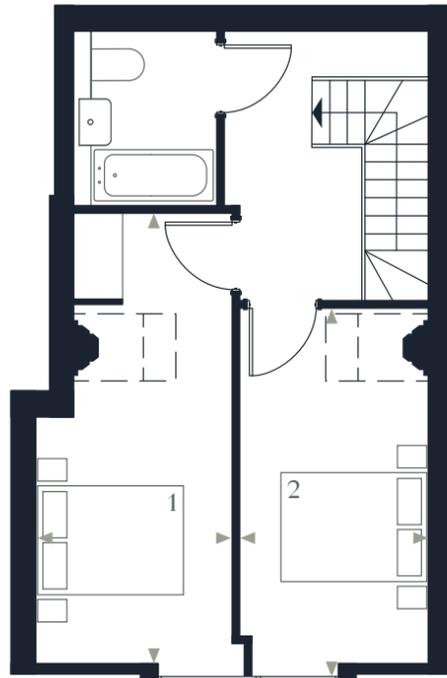


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 5.6 x 2.4 m |
| Bedroom 2      | 4.6 x 2.3 m |
| <hr/>          |             |
| Total          | 69.4 sqm    |
|                | 747 sqft    |

UNRELEASED



GROUND FLOOR



FIRST FLOOR

APARTMENT

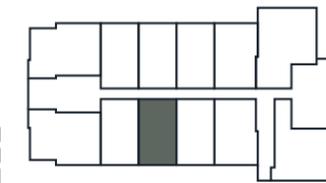
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## CHURCH APARTMENTS GROUND & FIRST FLOOR

68 SQM

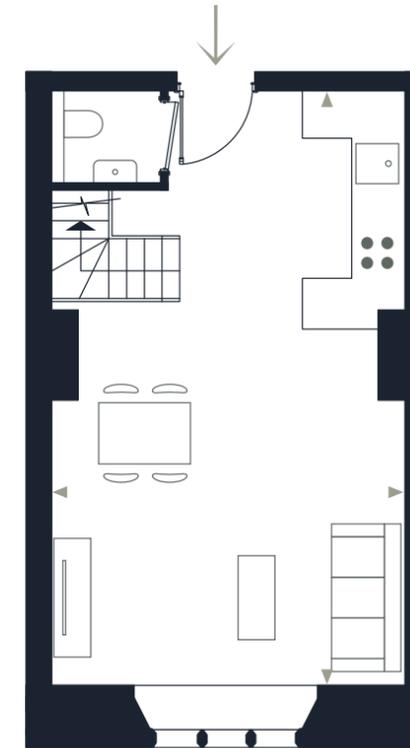
- 2 BEDROOMS
- 1 BATHROOM
- 1 CLOAKROOM

SITE PLAN

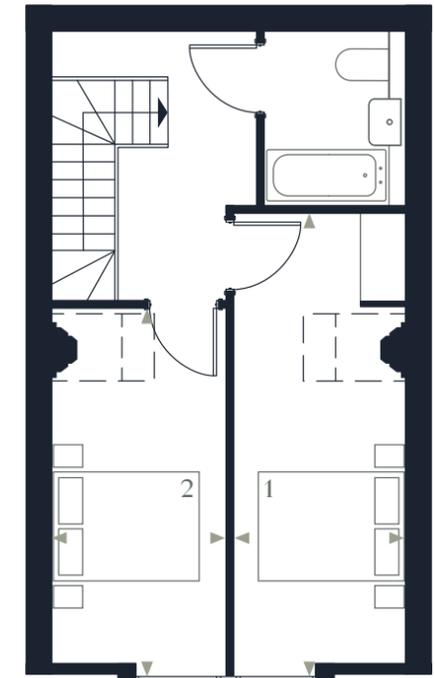


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 2.1 x 5.6 m |
| Bedroom 2      | 4.6 x 2.2 m |
| <hr/>          |             |
| Total          | 68 sqm      |
|                | 732 sqft    |

UNRELEASED



GROUND FLOOR



FIRST FLOOR

APARTMENT

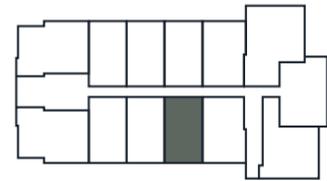
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## CHURCH APARTMENTS GROUND & FIRST FLOOR

68 SQM

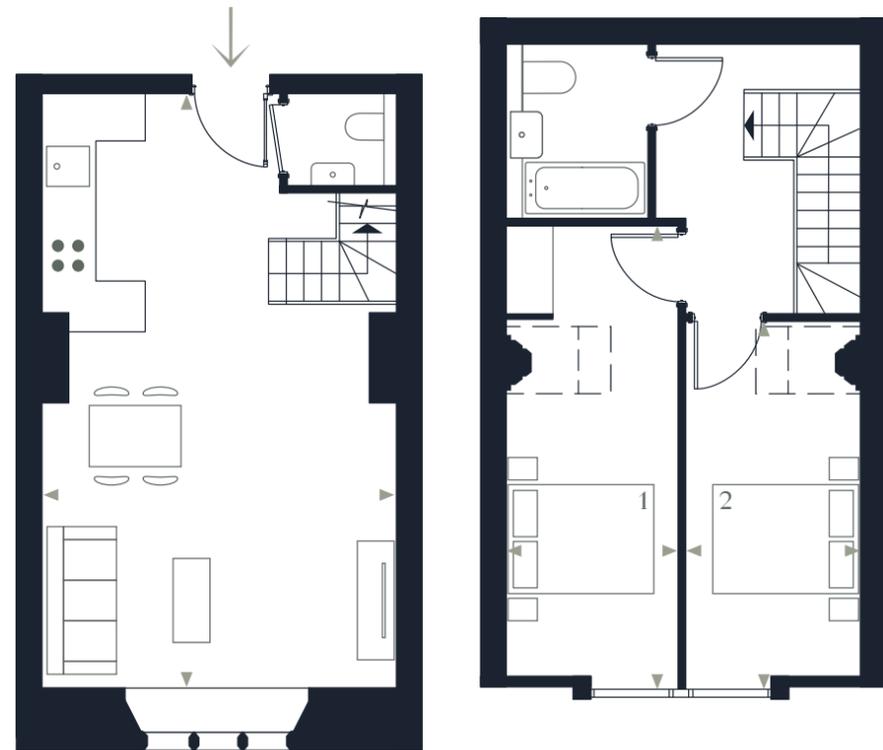
- 2 BEDROOMS
- 1 BATHROOM
- 1 CLOAKROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 2.1 x 5.8 m |
| Bedroom 2      | 2.2 x 4.6 m |
| <hr/>          |             |
| Total          | 68 sqm      |
| <hr/>          |             |
| 732 sqft       |             |

UNRELEASED



GROUND FLOOR

FIRST FLOOR

APARTMENT

# 5

## CHURCH APARTMENTS GROUND & FIRST FLOOR

75 SQM

- 2 BEDROOMS
- 2 BATHROOMS

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 5.1 x 7.4 m |
| Master Bedroom | 2.8 x 5.8 m |
| Bedroom 2      | 2.2 x 4.6 m |
| <hr/>          |             |
| Total          | 75 sqm      |
| <hr/>          |             |
| 807 sqft       |             |

UNRELEASED



GROUND FLOOR

FIRST FLOOR

APARTMENT

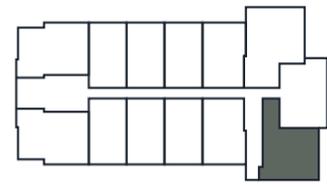
# 6

## CHURCH APARTMENTS GROUND FLOOR

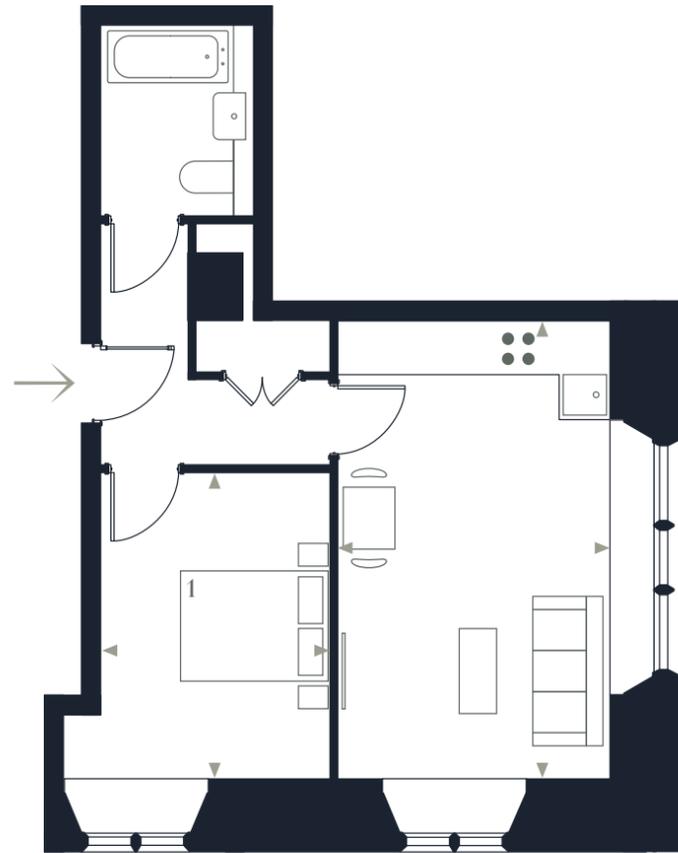
**43.6 SQM**

**1 BEDROOM  
1 BATHROOM**

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 3.4 x 5.6 m |
| Bedroom        | 2.8 x 3.8 m |
| <hr/>          |             |
| Total          | 43.6 sqm    |
| <hr/>          |             |
|                | 469 sqft    |



APARTMENT

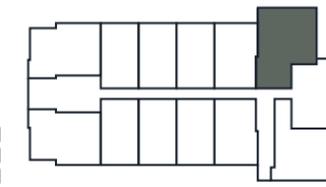
# 7

## CHURCH APARTMENTS GROUND FLOOR

**48.6 SQM**

**1 BEDROOM  
1 BATHROOM**

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 6.5 x 3.4 m |
| Bedroom        | 3.4 x 3.2 m |
| <hr/>          |             |
| Total          | 48.6 sqm    |
| <hr/>          |             |
|                | 523 sqft    |



APARTMENT

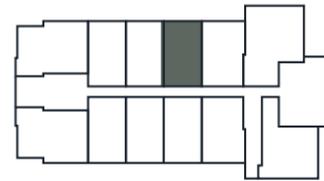
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CHURCH APARTMENTS  
GROUND & FIRST FLOOR

68 SQM

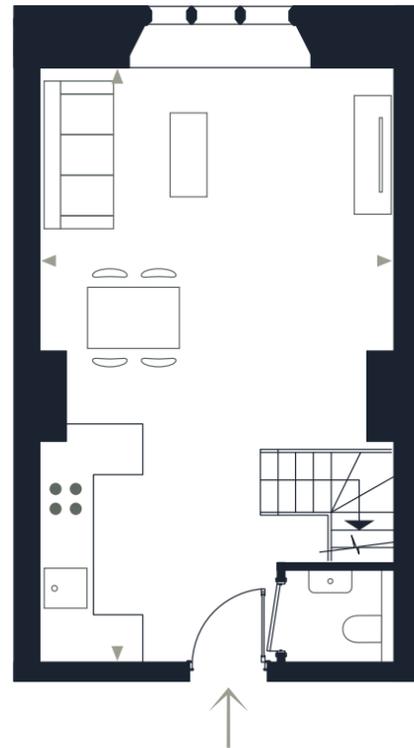
2 BEDROOMS  
1 BATHROOM  
1 CLOAKROOM

SITE PLAN

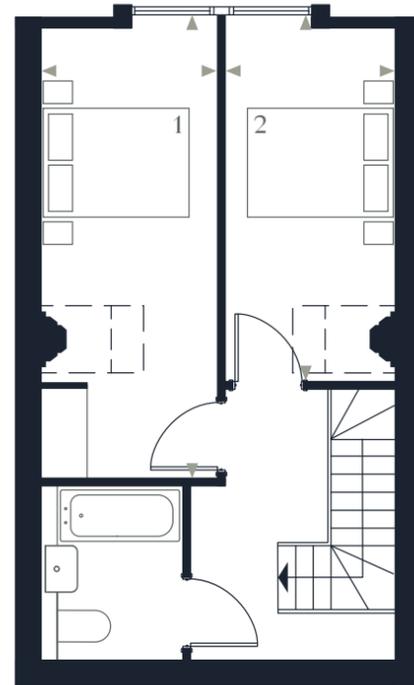


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 2.2 x 5.8 m |
| Bedroom 2      | 2.1 x 4.6 m |
|                |             |
| Total          | 68 sqm      |
|                |             |
| 732 sqft       |             |

UNRELEASED



GROUND FLOOR



FIRST FLOOR

APARTMENT

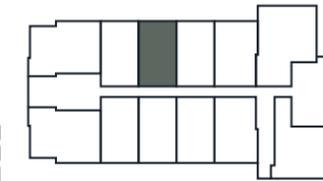
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CHURCH APARTMENTS  
GROUND & FIRST FLOOR

68 SQM

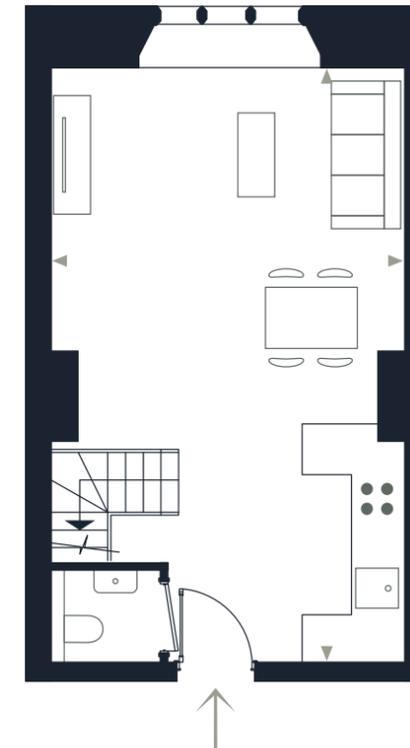
2 BEDROOMS  
1 BATHROOM  
1 CLOAKROOM

SITE PLAN

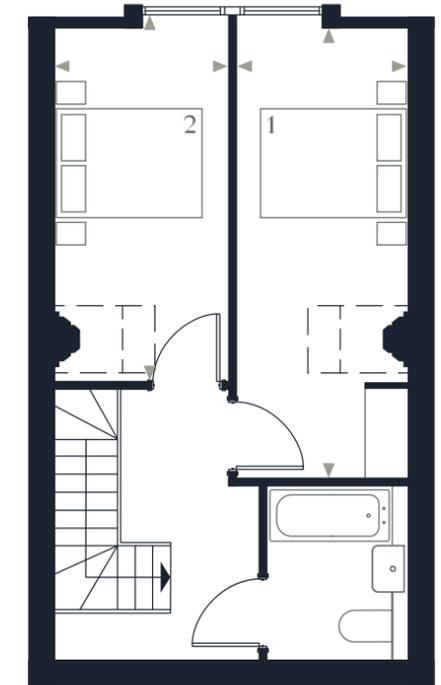


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 5.7 x 2.1 m |
| Bedroom 2      | 4.6 x 2.2 m |
|                |             |
| Total          | 68 sqm      |
|                |             |
| 732 sqft       |             |

UNRELEASED



GROUND FLOOR

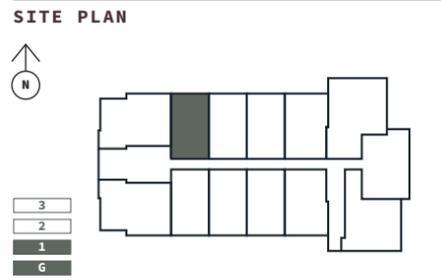


FIRST FLOOR

# APARTMENT 10

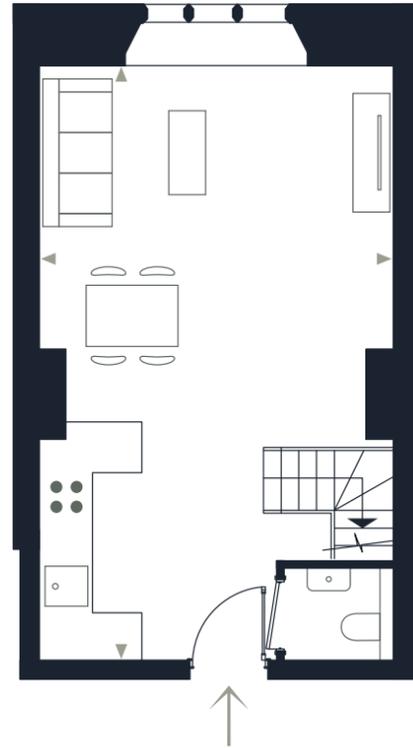
## CHURCH APARTMENTS GROUND & FIRST FLOOR

**69.3 SQM**  
**2 BEDROOMS**  
**1 BATHROOM**  
**1 CLOAKROOM**

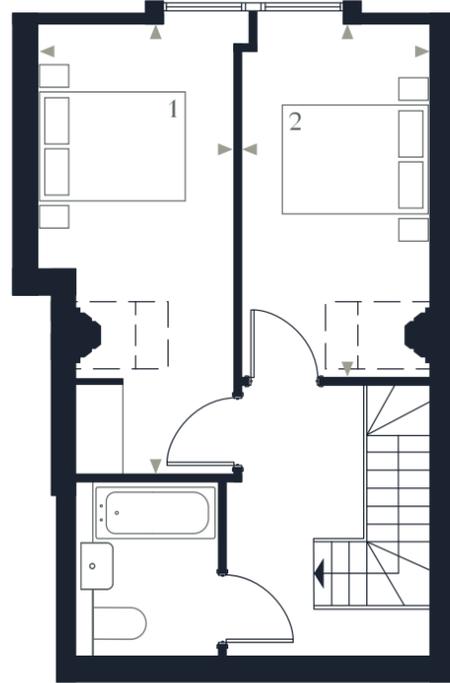


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.4 x 7.4 m |
| Master Bedroom | 2.4 x 5.6 m |
| Bedroom 2      | 2.3 x 4.4 m |
| <hr/>          |             |
| Total          | 69.3 sqm    |
|                | 746 sqft    |

UNRELEASED



GROUND FLOOR

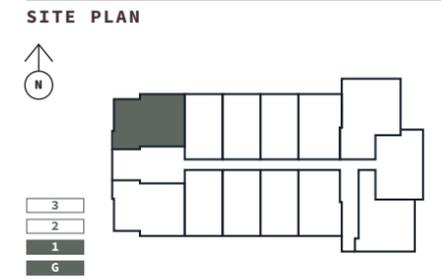


FIRST FLOOR

# APARTMENT 11

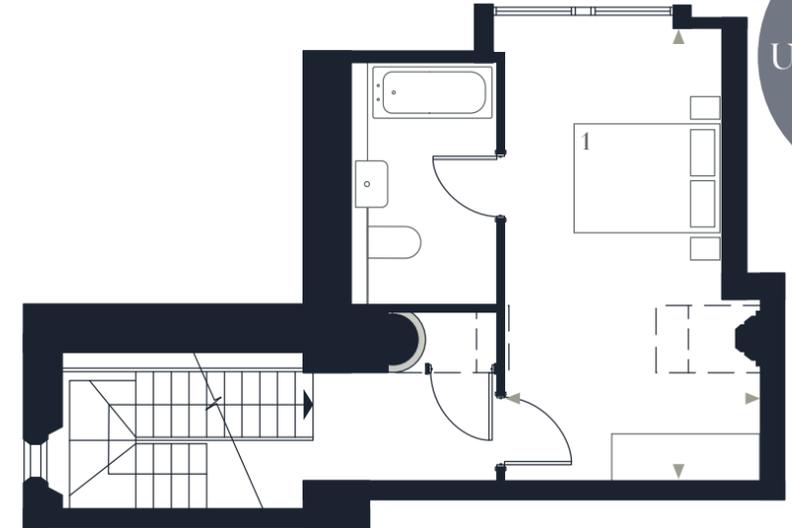
## CHURCH APARTMENTS GROUND & FIRST FLOOR

**76 SQM**  
**2 BEDROOMS**  
**2 BATHROOMS**

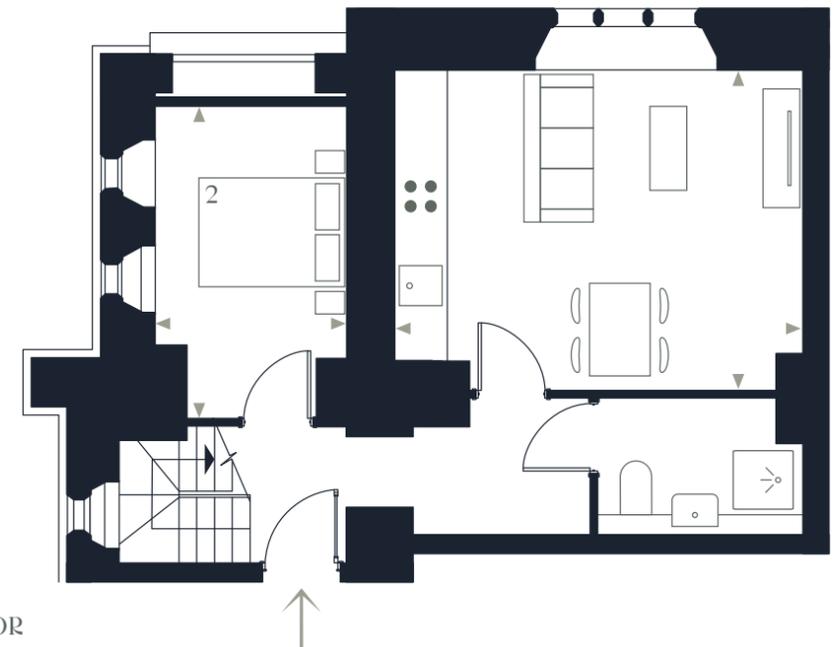


|                |             |
|----------------|-------------|
| Living/Kitchen | 5.1 x 4.0 m |
| Master Bedroom | 3.2 x 5.6 m |
| Bedroom 2      | 2.4 x 3.9 m |
| <hr/>          |             |
| Total          | 76 sqm      |
|                | 818 sqft    |

UNRELEASED



FIRST FLOOR



GROUND FLOOR

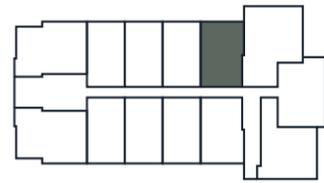
# APARTMENT 12

CHURCH APARTMENTS  
GROUND & FIRST FLOOR

74.7 SQM

2 BEDROOMS  
2 BATHROOMS

SITE PLAN

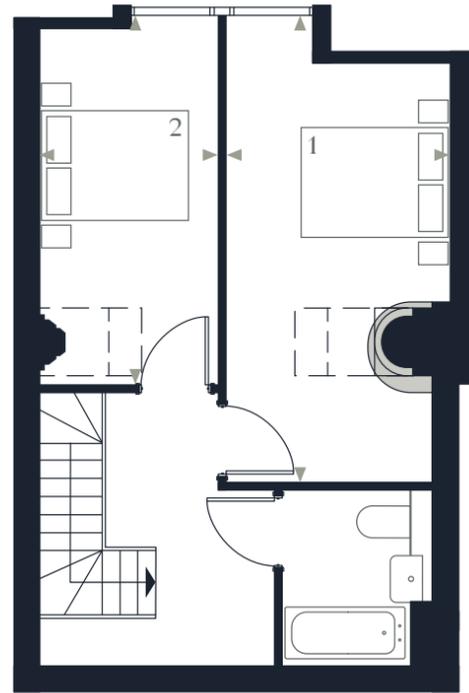


|                |             |
|----------------|-------------|
| Living/Kitchen | 7.4 x 5.1 m |
| Master Bedroom | 2.8 x 5.9 m |
| Bedroom 2      | 2.2 x 4.6 m |
| Total          | 74.7 sqm    |
|                | 804 sqft    |

UNRELEASED



GROUND FLOOR



FIRST FLOOR

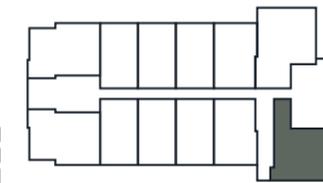
# APARTMENT 13

CHURCH APARTMENTS  
FIRST FLOOR

59.6 SQM

1 BEDROOM  
1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 5.6 x 4.9 m |
| Bedroom        | 3.0 x 4.5 m |
| Total          | 59.6 sqm    |
|                | 642 sqft    |



APARTMENT  
**14**

CHURCH APARTMENTS

FIRST FLOOR

50 SQM

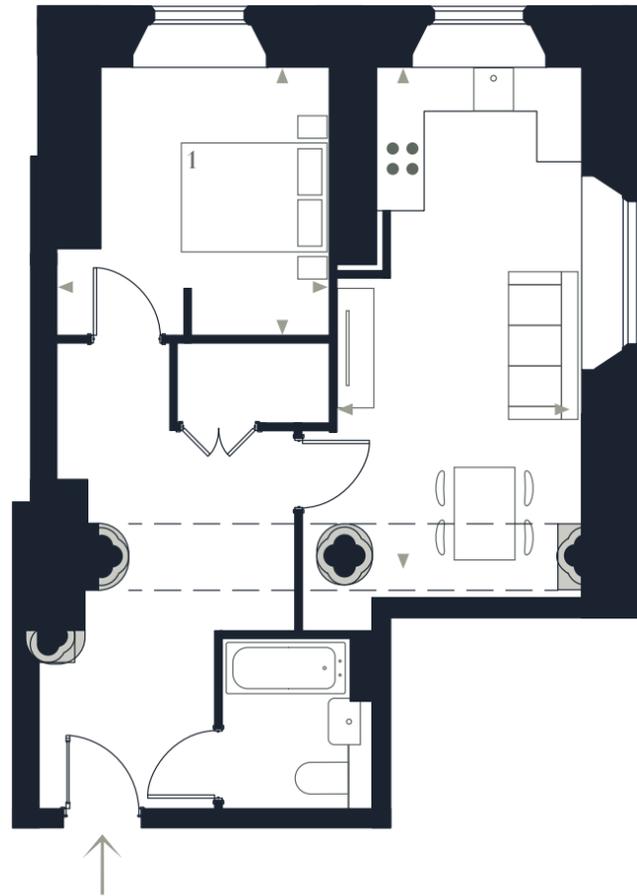
1 BEDROOM

1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 6.6 x 3.5 m |
| Bedroom        | 3.4 x 3.2 m |
| Total          | 50 sqm      |
|                | 538 sqft    |



APARTMENT  
**15**

CHURCH APARTMENTS

SECOND FLOOR

74.2 SQM

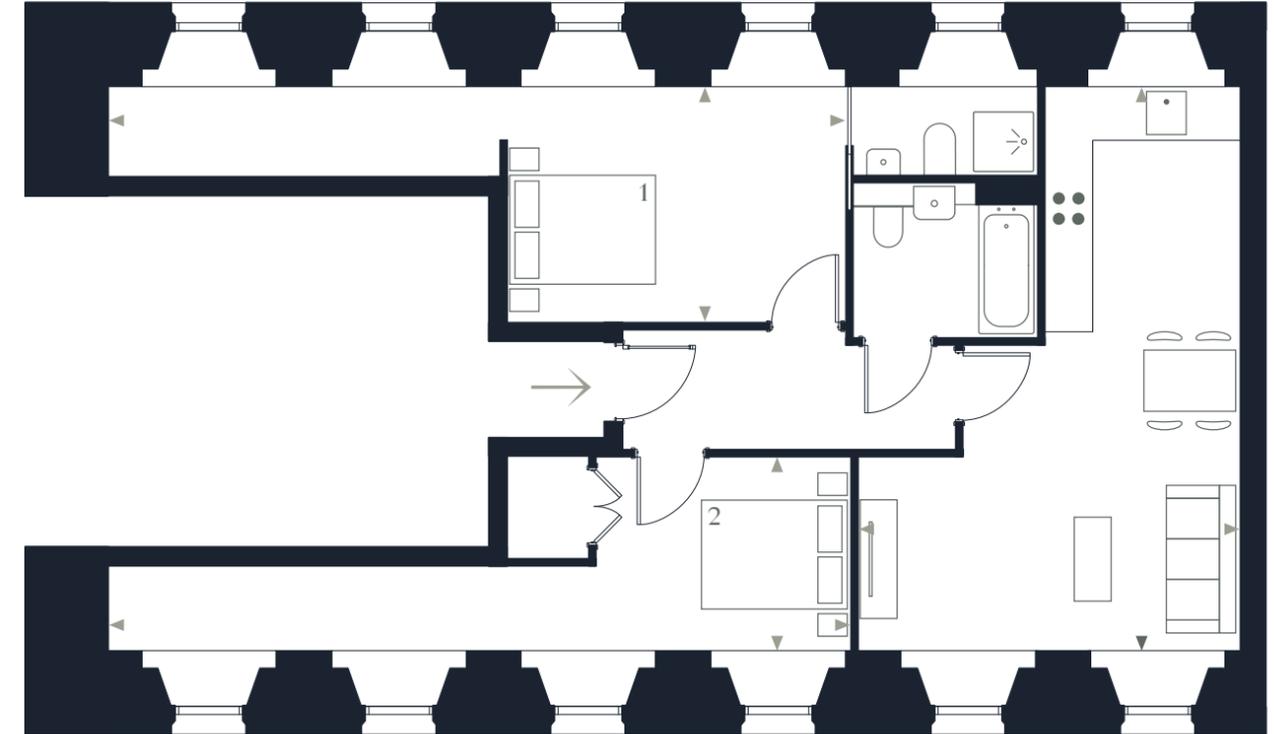
2 BEDROOMS

2 BATHROOMS

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.8 x 7.0 m |
| Master Bedroom | 3.2 x 9.4 m |
| Bedroom 2      | 9.4 x 2.4 m |
| Total          | 74.2 sqm    |
|                | 799 sqft    |



APARTMENT

# 16

CHURCH APARTMENTS  
SECOND FLOOR

74.1 SQM

2 BEDROOMS  
1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 7.0 x 4.2 m |
| Master Bedroom | 6.1 x 2.2 m |
| Bedroom 2      | 3.4 x 2.9 m |
| Total          | 74.1 sqm    |
|                | 798 sqft    |



APARTMENT

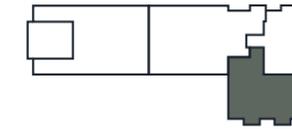
# 17

CHURCH APARTMENTS  
SECOND FLOOR

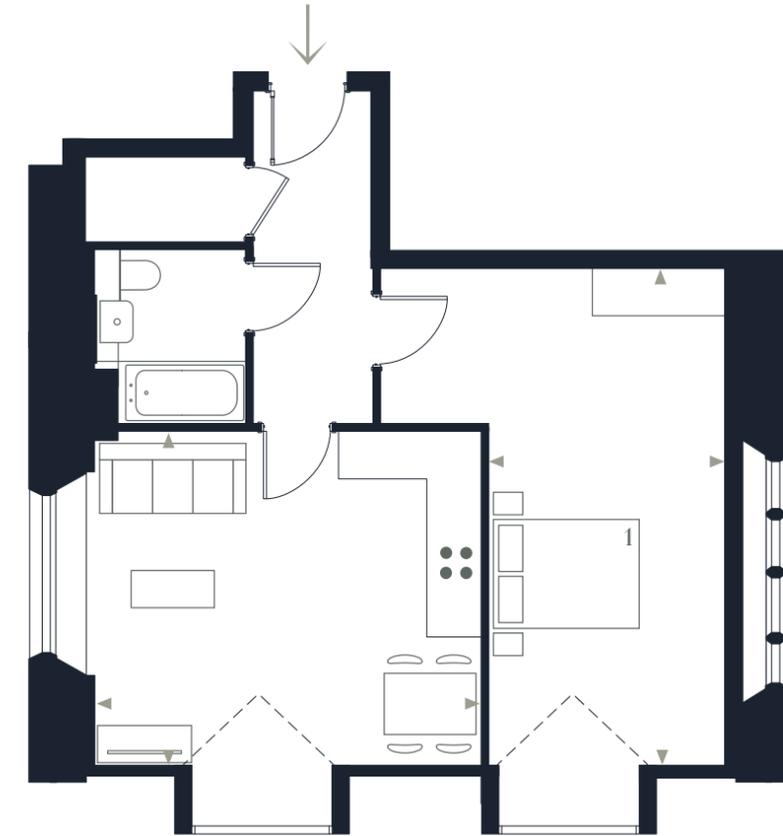
55 SQM

1 BEDROOM  
1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.8 x 4.1 m |
| Bedroom        | 6.1 x 2.9 m |
| Total          | 55 sqm      |
|                | 592 sqft    |



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

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APARTMENT

# 18

CHURCH APARTMENTS

THIRD FLOOR

55.3 SQM

1 BEDROOM

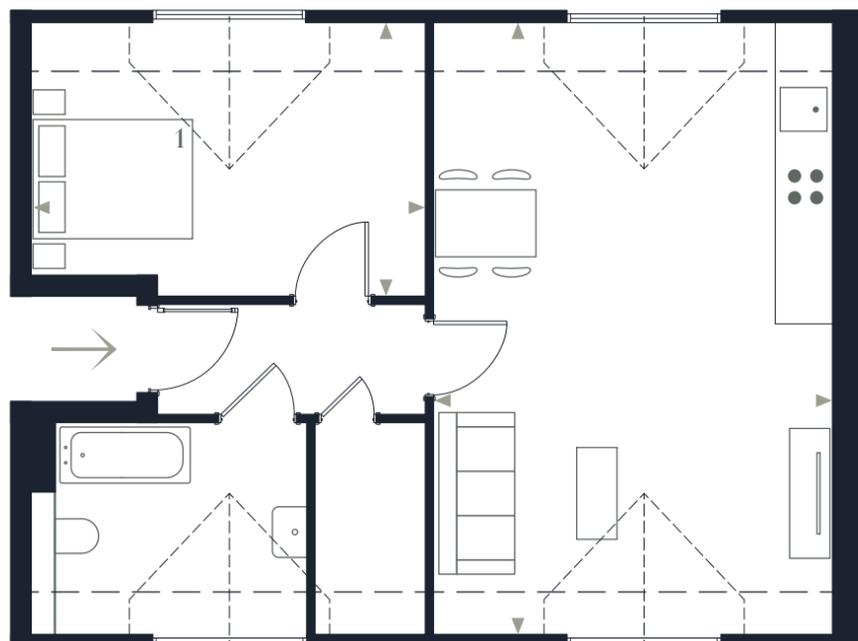
1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 7.0 x 4.6 m |
| Bedroom        | 3.1 x 4.5 m |
| <hr/>          |             |
| Total          | 55.3 sqm    |
|                | 595 sqft    |

UNRELEASED



APARTMENT

# 19

CHURCH APARTMENTS

THIRD FLOOR

80.6 SQM

1 BEDROOM

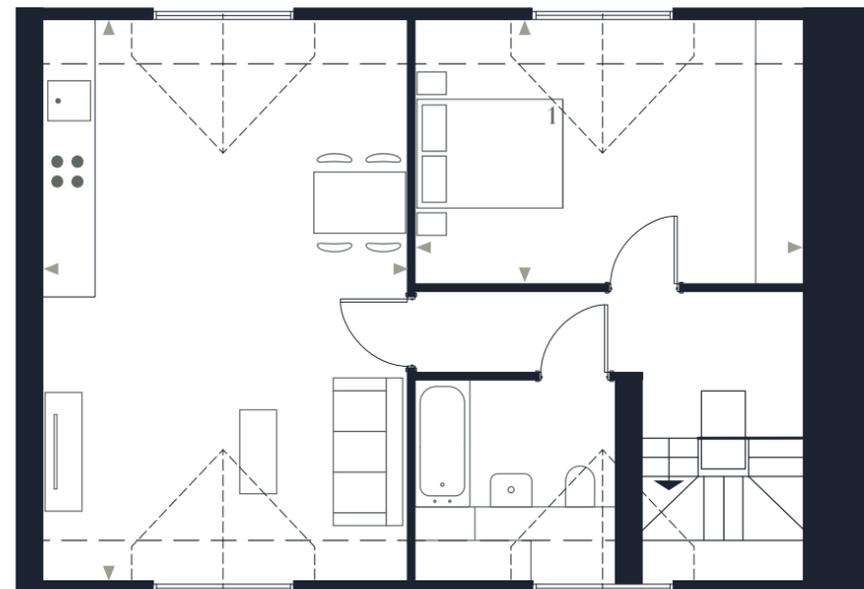
1 BATHROOM

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 7.0 x 4.6 m |
| Bedroom        | 3.3 x 4.9 m |
| <hr/>          |             |
| Total          | 80.6 sqm    |
|                | 868 sqft    |

UNRELEASED



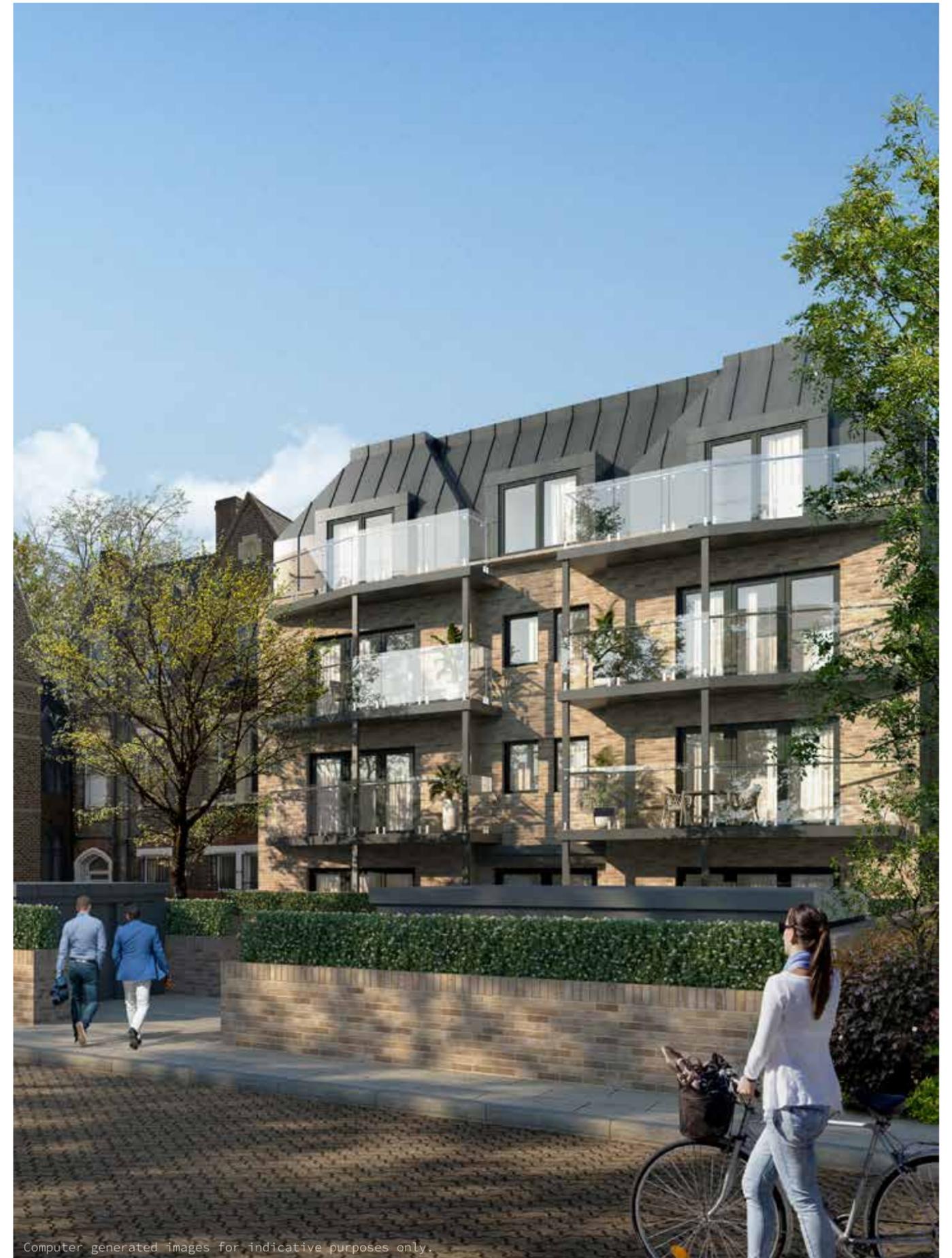


# VICARAGE HOUSE

## A BEAUTIFUL NEW BUILD IN THE GROUNDS OF THE OLD CHURCH

Set within the grounds of the church, our new building is a collection of eight luxury one and two bedroom apartments offering luxury, contemporary urban living, in perfect harmony with the church conversion next door.

Each apartment offers quality design, high specification interiors, bespoke kitchens and light filled spaces. All have a private outside terrace or balcony space to enjoy views out over the surrounding area and London skyline.



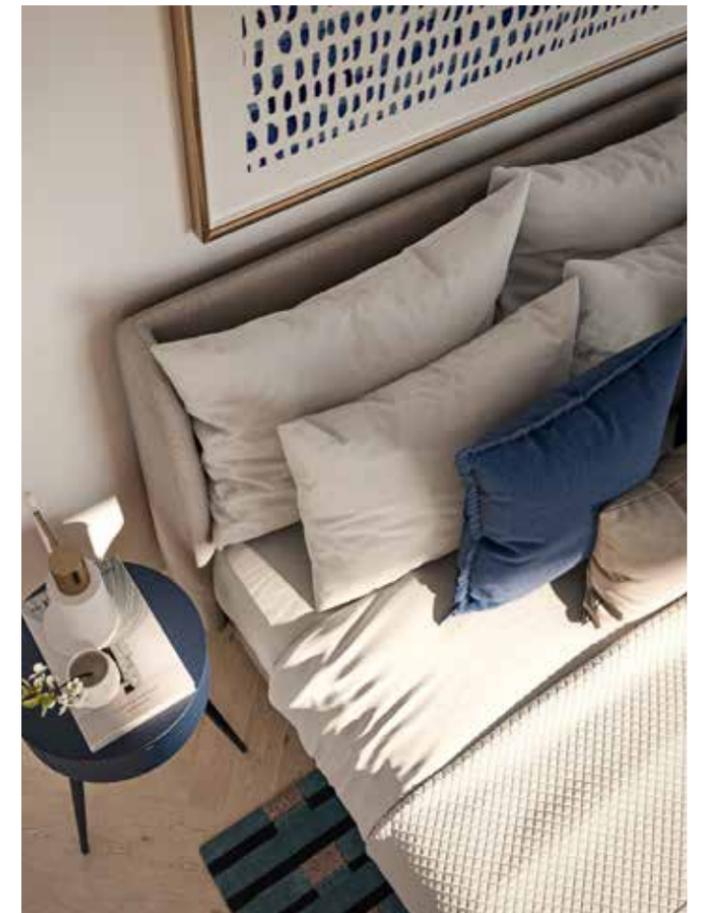
Computer generated images for indicative purposes only.

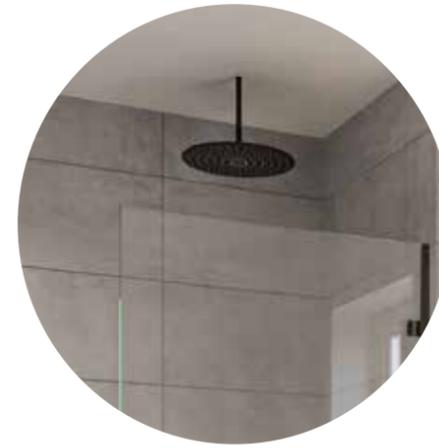




**REFINED AESTHETIC**

Designed with clean lines and minimal fuss, creating the ideal living experience.





**COMMUNAL AREAS**

- Grey floor tiles on the ground floor
- Carpet from first floor upwards
- Movement sensor ceiling lights
- Flat entrance doors with matt black ironmongery

**GENERAL**

- Matt black sockets and switches
- Underfloor heating throughout
- LED downlighting in living, kitchen and dining and bedrooms, bathrooms and hallways
- Pendant light outlet in living area and master bedroom
- Video door entry system
- Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms

**BATHROOMS**

- Grey floor and wall tiles
- Navy glazed metro feature wall tiles
- Recessed mirrored cabinet
- Ceramic basin on a grey wall hung shelf
- Matt black brassware
- Bath with glazed bath screen
- Matt black heated towel rail

**EN SUITES & CLOAKROOMS**

- Grey wall and floor tiles
- Dark hexagon wall tiles for shower feature wall
- Round wall hung mirror
- Ceramic basin on a grey wall hung shelf
- Matt black brassware
- Shower tray with glazed shower door
- Matt black heated towel rail

**FLOOR FINISHES**

- Oak finish engineered herringbone wood flooring

**PAINT FINISHES**

- Walls and ceilings in white dulux matt emulsion
- Skirting and architraves in white eggshell

**INTERNAL DOORS**

- Fire doors
- Matt black ironmongery

**KITCHENS**

- Dark or light options for kitchen units and worktop
- Handleless kitchen unit doors
- LEDs underneath wall units
- White herringbone tiled splashback
- Integrated Bosch appliances
- Washer/dryer either integrated in the kitchen or in the storage cupboard
- Stainless steel basin
- Chrome pull out tap

**SMART HOME SYSTEM**

- Smart home screen
- Controlled speakers in living area and master bedroom
- Controlled heating system
- Controlled lighting system in master bedroom and living room only
- Wifi router

**EXTERNAL**

- Wall lights
- Glazed balustrades

**BUILDING STANDARD & WARRANTY**

- 10 year warranty with ICW

**New Build Only**

Our off-plan buyers will have the choice between either a stylish dark kitchen or a cool and light alternative, seen below.

# Bespoke Kitchens



Dark kitchen option



Light kitchen option

# THE VICARAGE SPECIFICATION

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.



# FLOOR PLANS

## VICARAGE HOUSE



APARTMENT

# 20

VICARAGE HOUSE

GROUND FLOOR

57.7 SQM

1 BEDROOM

1 BATHROOM

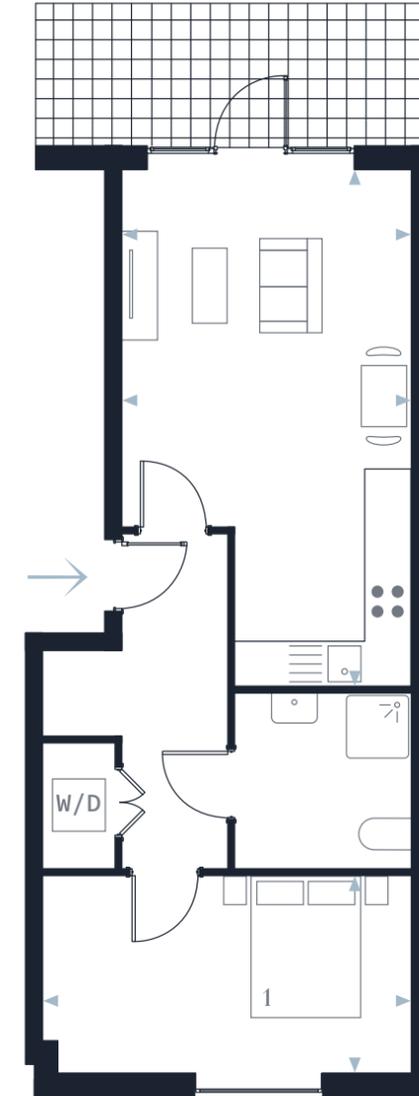
TERRACE

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 7.2 x 4.1 m |
| Bedroom        | 2.8 x 5.2 m |
| <hr/>          |             |
| Total          | 57.7 sqm    |
|                | 621 sqft    |
| <hr/>          |             |
| Outside space  | 11.2 sqm    |

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

THE  
**St Saviour's**  
COLLECTION

STSAVIOURSCOLLECTION.CO.UK

NORTHUMBRIA STREET, LONDON E14

APARTMENT

# 21

VICARAGE HOUSE

GROUND FLOOR

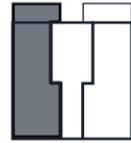
57.7 SQM

1 BEDROOM

1 BATHROOM

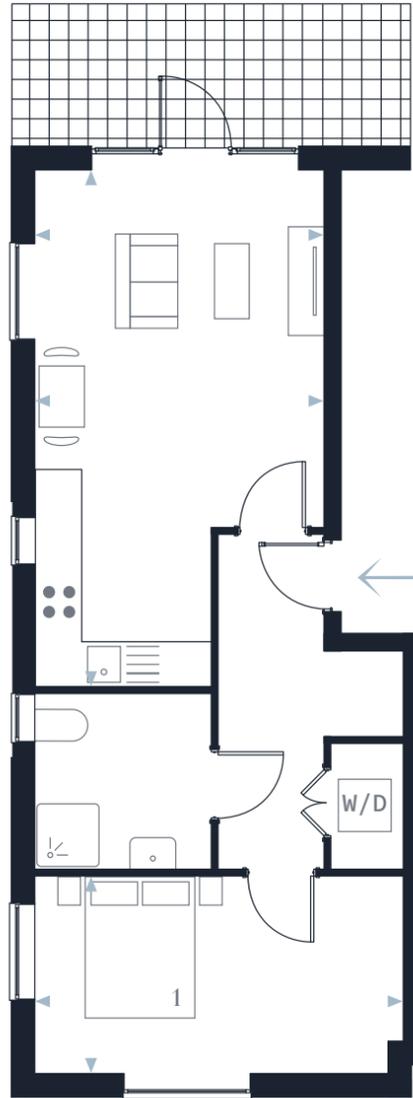
TERRACE

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 7.2 x 4.1 m |
| Bedroom        | 2.8 x 5.2 m |
| <hr/>          |             |
| Total          | 57.7 sqm    |
| <hr/>          |             |
|                | 621 sqft    |
| <hr/>          |             |
| Outside space  | 11.2 sqm    |

UNDER OFFER



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APARTMENT

# 22

VICARAGE HOUSE

FIRST FLOOR

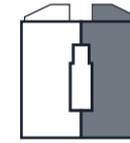
72.1 SQM

2 BEDROOMS

1 BATHROOM

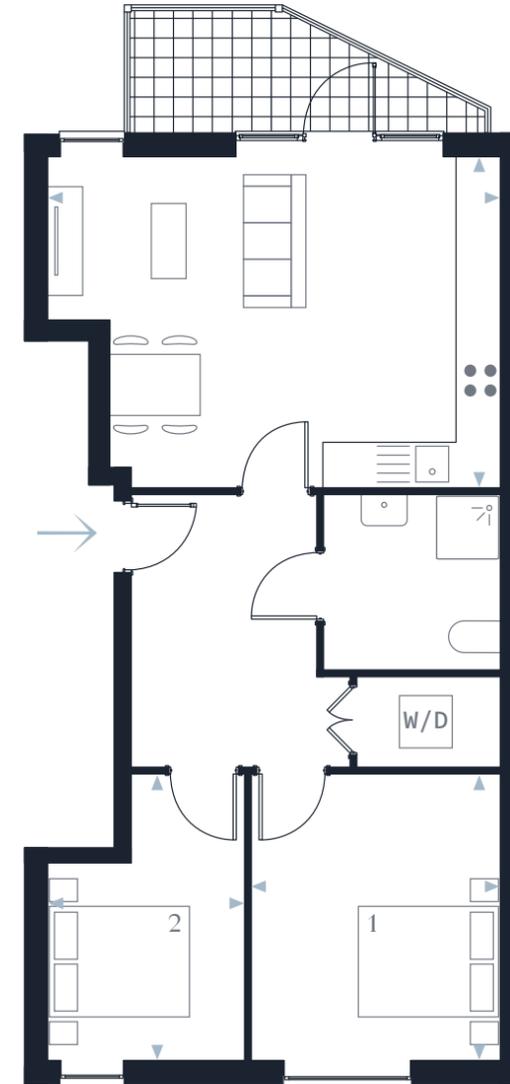
BALCONY

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.0 x 3.5 m |
| Bedroom 2      | 4.0 x 2.8 m |
| <hr/>          |             |
| Total          | 72.1 sqm    |
| <hr/>          |             |
|                | 776 sqft    |
| <hr/>          |             |
| Outside space  | 7.1 sqm     |

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

APARTMENT

# 23

VICARAGE HOUSE

FIRST FLOOR

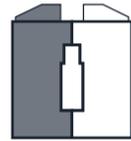
72.1 SQM

2 BEDROOMS

2 BATHROOMS

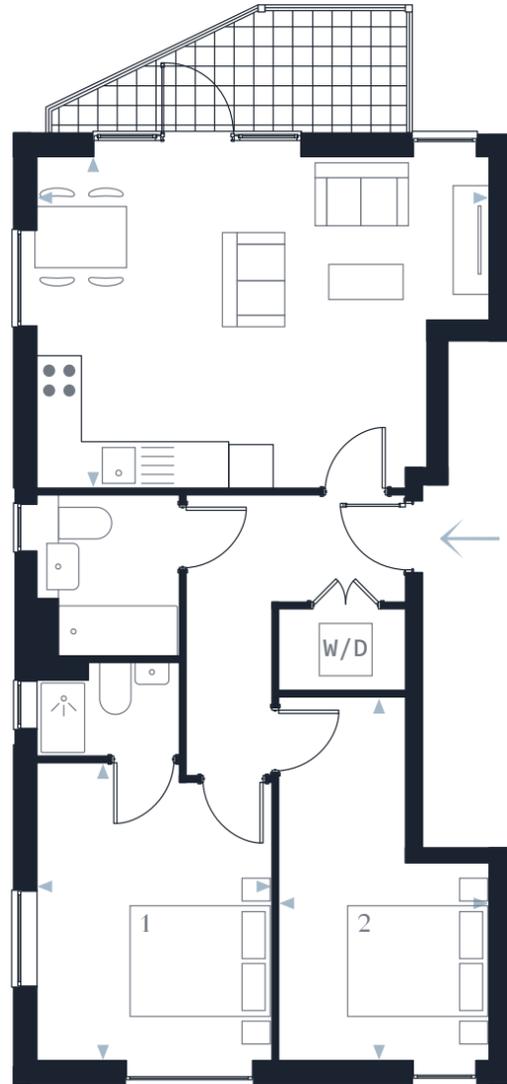
BALCONY

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.2 x 3.3 m |
| Bedroom 2      | 5.1 x 3.0 m |
| <hr/>          |             |
| Total          | 72.1 sqm    |
|                | 776 sqft    |
| <hr/>          |             |
| Outside space  | 7.1 sqm     |

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

APARTMENT

# 24

VICARAGE HOUSE

SECOND FLOOR

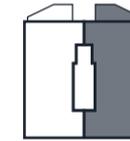
72.1 SQM

2 BEDROOMS

2 BATHROOMS

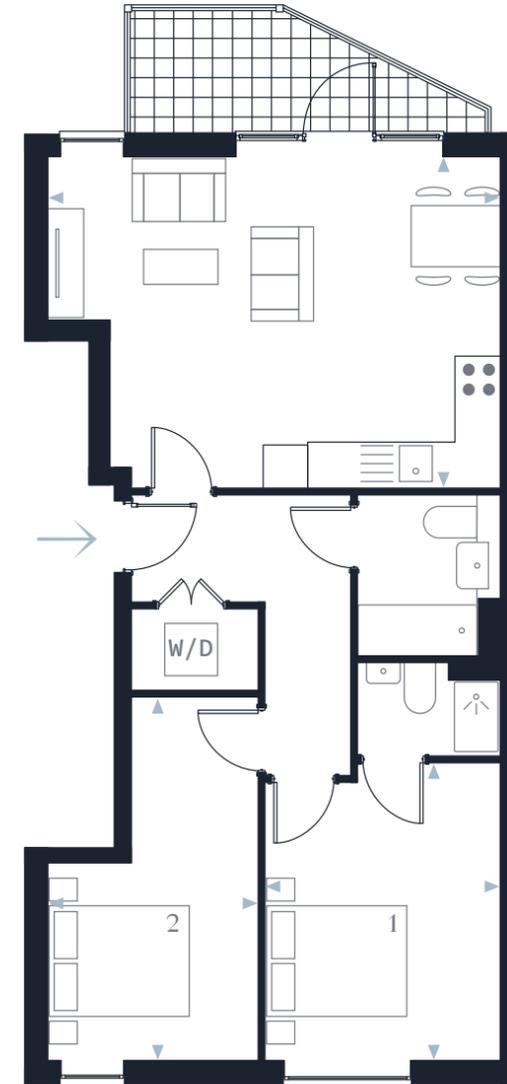
BALCONY

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.2 x 3.3 m |
| Bedroom 2      | 5.1 x 3.0 m |
| <hr/>          |             |
| Total          | 72.1 sqm    |
|                | 776 sqft    |
| <hr/>          |             |
| Outside space  | 7.1 sqm     |

UNDER OFFER



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APARTMENT

# 25

VICARAGE HOUSE

SECOND FLOOR

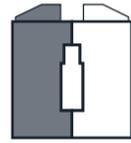
72.1 SQM

2 BEDROOMS

2 BATHROOMS

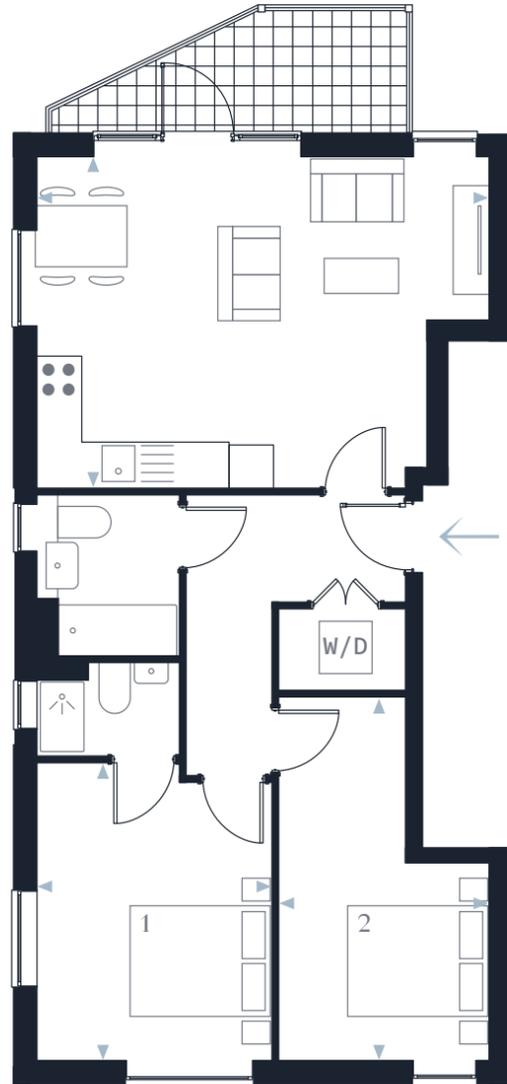
BALCONY

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.2 x 3.3 m |
| Bedroom 2      | 5.1 x 3.0 m |
| <hr/>          |             |
| Total          | 72.1 sqm    |
| <hr/>          |             |
|                | 776 sqft    |
| <hr/>          |             |
| Outside space  | 7.1 sqm     |

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

APARTMENT

# 26

VICARAGE HOUSE

THIRD FLOOR

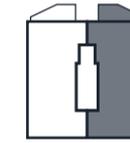
72.1 SQM

2 BEDROOMS

2 BATHROOMS

BALCONY

SITE PLAN



|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.2 x 3.4 m |
| Bedroom 2      | 6.4 x 3.0 m |
| <hr/>          |             |
| Total          | 72.1 sqm    |
| <hr/>          |             |
|                | 776 sqft    |
| <hr/>          |             |
| Outside space  | 7.1 sqm     |

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

APARTMENT

# 27

VICARAGE HOUSE

THIRD FLOOR

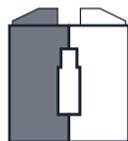
72.1 SQM

2 BEDROOMS

2 BATHROOMS

BALCONY

SITE PLAN

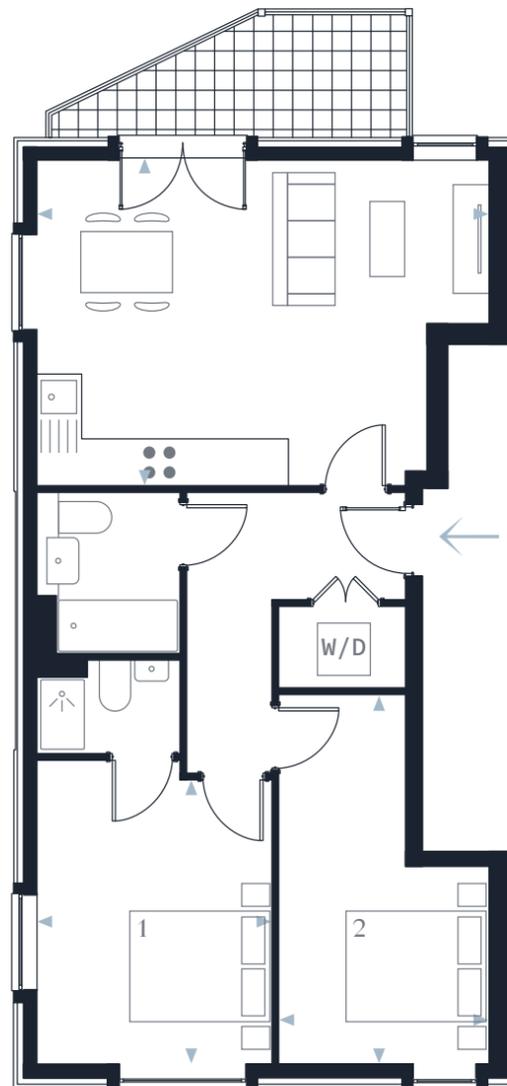


|                |             |
|----------------|-------------|
| Living/Kitchen | 4.6 x 6.4 m |
| Master Bedroom | 4.2 x 3.4 m |
| Bedroom 2      | 5.1 x 3.0 m |

|       |          |
|-------|----------|
| Total | 72.1 sqm |
|       | 776 sqft |

|               |         |
|---------------|---------|
| Outside space | 7.1 sqm |
|---------------|---------|

UNDER OFFER



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

# BUYING WITH US

## IPE DEVELOPMENTS

### THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: [ipe-developments.com](http://ipe-developments.com)

## STIRLING ACKROYD

### THE SALES AGENTS

At Stirling Ackroyd, the city is in our DNA. We understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding of local values and an unparalleled local knowledge. Over the last 30 years we have built up an enviable reputation as Land and New Homes experts in London and the surrounding areas and now have over 30 offices across London, Surrey and Hampshire.

Through our experience we've gained an intrinsic understanding of the local values that define our areas and an unparalleled knowledge of our specialist markets. We've established a reputation as a specialist Land and New Homes agency and are trusted by some of the best small and medium housebuilders in London and the South East, as well as major national developers. Our comprehensive in-house new homes team are available to assist buyers throughout the purchasing process. The team have extensive knowledge and experience in all aspects of the transaction to help buyers find and purchase their dream home or investment.

For enquiries, please contact us on: 020 8016 8609

**ipe**  
Developments



# HELP TO BUY



Backed by  
HM Government

160K

Government  
40% loan

220K

55% mortgage from  
commercial lenders

20K

Buyer's 5% deposit

Example  
home value  
**400K**

## MAKING USE OF HELP TO BUY

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether you're a first time buyer or a current home owner looking to move up the ladder Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London as well as the rest of England and Wales.

## HOW DOES IT WORK?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%. Visit [helptobuy.gov.uk](http://helptobuy.gov.uk) to find out more information regarding Help to Buy via the government website, or to download the buyers guide pdf.

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

[helptobuy.gov.uk](http://helptobuy.gov.uk)

FOR ENQUIRIES, PLEASE CONTACT STIRLING ACKROYD ON:

020 8016 8609

ENQUIRIES@STSAVIOURSCOLLECTION.CO.UK



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HM Government